

STATE OF SOUTH CAROLINA APR 9 12 56 PM 1959
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, J. T. Upchurch, in the State aforesaid, in consideration of the sum of love and affection and assumption of mortgage upon which is due approximately \$400.00. to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Ivey K. Upchurch, her heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, together with all improvements thereon, located just off Old Anderson Road, State Highway #81, about four miles from Greenville County Court House, being Tract No. 7 as shown on plat of Dixie Farms, formerly property of First Carolina Joint Stock Land Bank, Columbia, said plat having been made by Dalton and Neves, Engineers, July, 1938, containing 2.12 acres, and being more particularly described as follows:

BEGINNING at the joint corner of Tracts Nos. 7 and 7-A in County Road, and running thence along the County Road S. 43-10 E. 100 feet to an iron pin; thence S. 49-02 E. 126 feet to an iron pin; thence S. 41-00 W. 458 feet to an iron pin, corner of Tracts Nos. 7 and 8; thence N. 36-16 W. 200 feet to an iron pin; thence N. 37-05 E. 421 feet to the beginning corner.

The above described tract of land is the same conveyed to me by W. O. Bryson by deed dated June 11, 1941, and recorded in the R. M. C. Office for Greenville County in Book 234, page 196.

As a part of the consideration for this conveyance the Grantee herein assumes and agrees to pay the unpaid balance of approximately \$400.00 due on a mortgage in the original sum of \$500.000 given by J. T. Upchurch to Fidelity Federal Savings & Loan Association August 18, 1958, and recorded in the R. M. C. Office for Greenville County in Book 756, page 232.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 8th day of April in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

Anna M. Beaty
J. T. Upchurch

J. T. Upchurch

(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me T. R. Machen

and made oath that he saw the within named grantor(s) J. T. Upchurch sign, seal and as his act and deed deliver the within written deed, and that he, with Anna M. Beaty witnessed the execution thereof.

Sworn to before me this 8th day of April, A. D., 1959
Anna M. Beaty (Seal)
Notary Public for South Carolina

J. T. Machen

State of South Carolina

COUNTY OF

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D., 1959
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 12:56 P. M.
Recorded this 9th day of April 1959, at M. No. 26360

247-1-2